



Topic 7

The DAS in the Planning System

At Appeal

Learning Objectives

Understand the difficulties of considering design at Appeal

Recognise the potential importance of a DAS at Appeal

Be aware of potential issues

Understand the need for a collaborative design process

Be aware of the use of conditions in implementing a DAS

Design at Appeal

Design is often a difficult issue to resolve at appeal

- DASs have been important aspects of appeals
- Test cases considered DASs preparation & application



DASs at Appeal

In England, DASs considered at appeals when:

- A DAS was not submitted but application determined
- Or where there is concern over adequacy of a DAS



The 'Filton Case'

DAS major issue at appeal

Allocated brownfield site

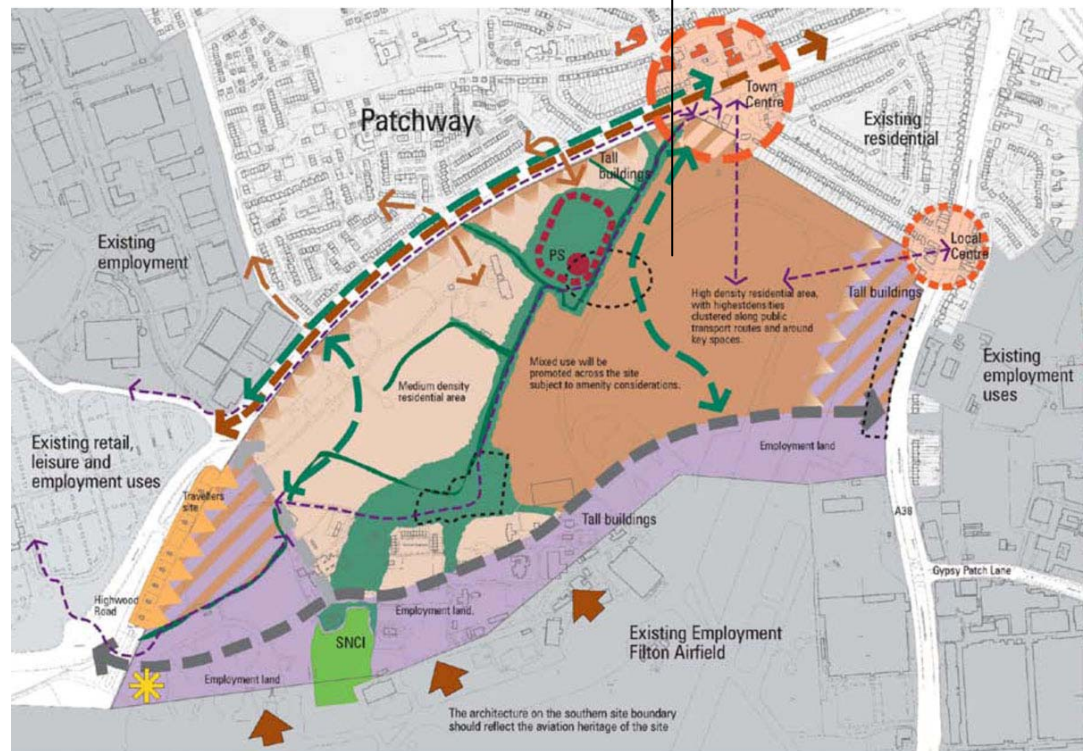
- North Bristol
- Outline application
- DASs just required



Mixed Use Proposal

- 14ha employment
- 2200 dwellings
- Community uses
- Infrastructure

LPA Concept Statement



The Refused DAS

1.1 Introduction: This document comprises a site wide Design and Access Statement and Design Code for North Field, Bristol. It is submitted on behalf of Bovis Homes Limited and BAe Systems in support of the outline application (PT03/3142/O) for comprehensive development at the site.

1.2 The Site and Context

- 1.2.1 **Location**
North Field lies just beyond the western edge of Clifton, which lies approximately 4 kilometres to the south of Bristol City Centre. The site lies to the east of the M5 and the M4.
- 1.2.2 **Surroundings**
The site is bounded to the north by the residential area of Clifton. The site is also bounded to the south by the residential area of Clifton. The site is also bounded to the east by the residential area of Clifton. The site is also bounded to the west by the residential area of Clifton.



4.5 The Structure of Clifton

- 4.5.1 **A Clifton Down Road**
A section of Clifton Down Road represents the main planning and internal layout of Clifton Down from the green fields and down to the city centre.
- 4.5.2 **B Clifton Down Road**
A section of Clifton Down Road represents the main planning and internal layout of Clifton Down from the green fields and down to the city centre.
- 4.5.3 **C The Mall**
The Mall provides a formal green space within the heart of Clifton, Bristol and is a key site for large events, the Mall space being an important element of the public realm in the Clifton area.



Local context

The masterplan



7.5 Woodland

7.5.1 The woodland site at Northfield offers an opportunity for an urban form and building type in which buildings are an active part of the landscape.

Design Principles

- Consider the building into larger buildings in order to high density (or the adjacent which surrounding high-density areas of landscape between buildings)
- Use an elevated reference from the woodland site in order to build the desired level of height above the surrounding landscape
- Provide a public space along the main road along the main road to provide a public space
- Create an elevated woodland setting with further tree planting
- A building of three and four story buildings of face with degree of elevation with the main road
- The use of planting in building, built together with other specific, external to support the woodland setting
- Area of Public Space (open area) for shared public use
- Provide a public space along the main road through building structure
- Provide a public space along the main road through building structure
- Provide a public space along the main road through building structure
- Provide a public space along the main road through building structure
- Create a strong built form along the main road



3D model

Architectural detail

Layout detail

Area / Component	Guidance on Architectural Style	Local Character Reference	Context Match
Development	Consistent with the local character and the surrounding landscape		
Structure	Use of materials and colors consistent with the local character		
Scale and Proportion	Scale and proportion consistent with the local character		
Height	Height consistent with the local character		
Color Scheme	Color scheme consistent with the local character		

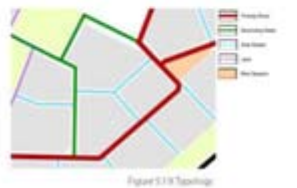
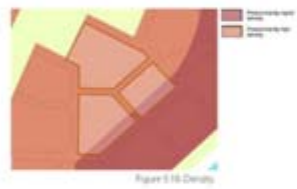
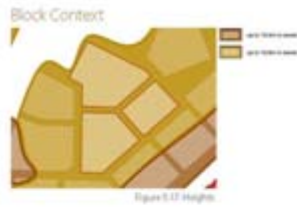


Figure 5.21 Architectural Elevation

Secretary of State's Decision

Whilst much was commended, the SoS found that:

- Illustrative designs lacked clarity and coherence
 - Insufficient detail of approximate location & scale of buildings
 - Indistinct architectural sketches
 - Inconsistencies with the Design Code
-

Secretary of State's Recommended

Either:

- Additional masterplan detail to provide illustrative layout

Or:

- A condition requiring additional 'Regulating Masterplans' prior to reserved matters submissions
-

The Lessons of Filton

- The importance of a DAS
- Consistency of material
- Level of detail now required
- The need for parameters
- The use of conditions

“A submitted DAS should avoid using illustrative materials... as a substitute for drawings that provide the necessary detail...”
Para A3.10 TAN12



CHARLTON HAYES

North Field . Filton . Bristol
Phase One Design Code

Implementing DASs

- The need/operation of a “living document”
- The importance of a “collaborative” process
- The ability of text / plans to establish parameters?
- Addendums - are they acceptable?
- Controlling DASs by condition

“...local planning authorities should not impose conditions which allow the main design issues to be considered at a later date...”

Para A4.4 TAN12
